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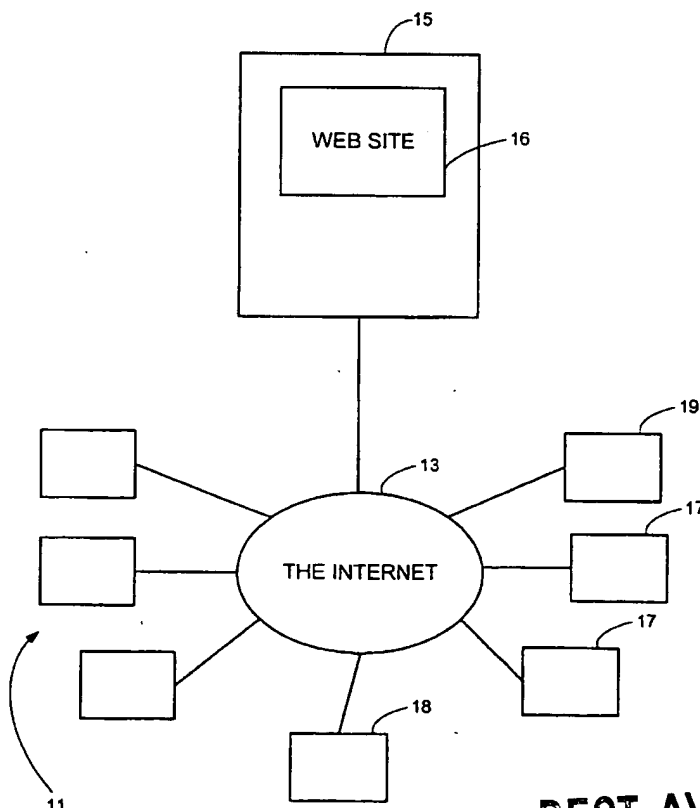
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[Continued on next page]

(54) Title: SYSTEM AND METHOD FOR ORIGINATING LOANS



(57) Abstract: The present invention is directed to a method of originating a loan to a client computer (11) via the Internet (13). The method includes the steps of receiving loan request information from an applicant, developing underwriting information relating to the loan, and storing the loan request and the underwriting information so that it is accessible to a plurality of prospective lenders. The method further includes the steps of receiving at least one bid from at least one of the prospective lenders and storing the bid so that the applicant has an opportunity to consider and accept the bid. A corresponding software application and a system are also discussed.

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INTERNATIONAL SEARCH REPORT

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A. CLASSIFICATION OF SUBJECT MATTER

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US CL : 705/38

According to International Patent Classification (IPC) or to both national classification and IPC

B. FIELDS SEARCHED

Minimum documentation searched (classification system followed by classification symbols)

U.S. : 705/38, 35, 36, 37

Documentation searched other than minimum documentation to the extent that such documents are included in the fields searched
Please See Extra Sheet.

Electronic data base consulted during the international search (name of data base and, where practicable, search terms used)

Please See Extra Sheet.

C. DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y	US 5,995,947 A (FRASER ET AL.) 30 November 1999, see the background, the summary of the invention, and claims 3, 5, 6, 8, 23, 27, 36.	1-108
Y	From Dialog Classic Web(TM) file 9, Commercial Mortgage Lending Goes Online, Bank Technology News, v 13, n6, p 48, June 2000, see pg.1+.	1-108
Y	From Dialog Classic Web(TM) file 20, LoanApp.com signs up more than 150 mortgage companies, Business Wire, 25 Oct. 1999, see pg.1+	1-108

☒ Further documents are listed in the continuation of Box C.
 ☐ See patent family annex.

* Special categories of cited documents:	"T" later document published after the international filing date or priority date and not in conflict with the application but cited to understand the principle or theory underlying the invention
"A" document defining the general state of the art which is not considered to be of particular relevance	"X" document of particular relevance; the claimed invention cannot be considered novel or cannot be considered to involve an inventive step when the document is taken alone
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Name and mailing address of the ISA/US Commissioner of Patents and Trademarks Box PCT Washington, D.C. 20231 Facsimile No. (703) 305-3230	Authorized officer <i>Phong H. Nguyen</i> CUONG H. NGUYEN Telephone No. (703) 305-4553

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International application No.
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C (Continuation). DOCUMENTS CONSIDERED TO BE RELEVANT

Category*	Citation of document, with indication, where appropriate, of the relevant passages	Relevant to claim No.
Y	From Dialog Classic Web(TM) file 20, Bank One's finance one group joins the lending tree network, Business Wire, 19 Nov. 1998, see pg.1+	1-108
Y	ORR, Easy money (the future of online lending), ABA Banking Journal, 92, 3, 41, Mar. 2000 (from Dialog Classic Web(TM) file 148).	1-108
Y	STRICKBERGER, Commercial Mortgage Lending Goes Online, pg. 48-49+, Jun. 2000 (from Dialog Classic Web(TM) file 268).	1-108
Y	BALDO, New age lenders or grave dancers?, Treasury & Risk Management, v 9 n1, p.13-14, Jan. 1999, see p.1-3, (From Dialog Classic Web(TM) file 13).	1-108
Y	STEEL, 'Detecting' the highest bid (Morgage lenders can user software products to determine which bid to accept for their loan packages), Mortgage Technology, v5 n3, p.48-54, May 1998 (from Dialog Classic Web(TM) file 13).	1-108
Y,P	ERVOLINI, Trends in commercial mortgage loan pricing, Commercial Lending Review v16n1, p.40-42, Winter 2000/2001, see pp.1-3, (from Dialog Classic Web(TM) file 15).	1-108
Y	LAMALFA, Wholesale Giants, Mortgage Banking, v52n3, pp.10-21, Dec. 1991 (from Dialog Classic Web(TM) file 15)	1-108
A,E	TEALDI ET AL, PGPUB-DOCUMENT-NUMBER: 20010029482, Online mortgage approval and settlement system & method therefore, 11 Oct. 2001, see the background, the summary, and claims 6, 26.	1-108
A,E	TENEMBAUM, PGPUB-DOCUMENT-NUMBER: 20010027436, On-line market environment (OLME), 04 Oct. 2001, see claims 1, 10.	1-108
Y,P	RAVEIS, PGPUB-DOCUMENT-NUMBER:20010005829, System & method for managing customer relationships over a distributed computer network, 28 June 2001, see the background & the summary of the invention.	1-108

INTERNATIONAL SEARCH REPORT

Inte. lional application No.
PCT/US01/22781

B. FIELDS SEARCHED

Documentation other than minimum documentation that are included in the fields searched:

Microsoft Press: Computer Dictionary, 3rd edition, 1997.

Barron's Financial Guides: Dictionary of Finance and Investment Terms

B. FIELDS SEARCHED

Electronic data bases consulted (Name of data base and where practicable terms used):

WEST2.0/DERWENT, DIALOG CLASSIC WEB(TM), DERWENT data on Delphion (<http://www.delphion.com/>),
NPL (CORPORATE RESOURCE NET & PROQUEST DIRECT)

search terms: originating a loan, mortgage, loan request, underwriting information, prospective lenders, bid or auction,
consider, acceptance, software, notification, inquiry, tracking, appraisal report, review phase, server, consideration,
submit, evaluation, response, www or internet

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